



**Board of Directors**

- **President**  
Rick Lang  
ppmc.ricklang@gmail.com  
610-908-5744
- **Vice President**  
Matt Kannely  
klikins@icloud.com  
831-229-5703
- **Treasure/CFO**  
Kayla Johnson  
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831-251-4256
- **Director at Large**  
Pat McDonald  
ppmcpat@gmail.com  
831-566-3357
- **Secretary**  
Verdie Polizzi  
ppmc.verdie@gmail.com  
831-515-2165



***PLEASE JOIN THE BOARD IN WELCOMING  
NEW ASSOCIATE/ALT ASSOCIATE MEMBERS...***

*welcome* **Ashley Gooch — 116 Keystone  
Jennifer Roth — 345 Royal Arch**

**Park Staff**

- Steve Polizzi  
Park Manager  
831-423-1530 ext. 12  
manager@ppmc-sc.org  
831-345-0879
- Corrie Mathieson  
Bookkeeper  
831-423-1530 ext. 11  
bookkeeper@ppmc-sc.org
- Polly Piette  
Office Secretary  
831-423-1530

**MEMBERSHIP APPLICATIONS PENDING**

<u>APPLICANT</u>	<u>DATE POSTED</u>	<u>MEMBER/SELLER</u>	<u>ALLOTMENT</u>
<b><u>MEMBERS</u></b>			
Dianne Phillips	07/26/2022	Susan Brandenburg	351 Crypt Lane
Kenneth Nagel	07/26/2022	Sarah Jones	102 Keystone
<b><u>ASSOCIATE MEMBERS</u></b>			
Sara Golbek	08/09/2022	Mary Ellen Golbek	138 Saint Alban
<b><u>ALTERNATE ASSOCIATE MEMBERS</u></b>			
Mark Van Loben Sels	08/19/2022	Carel Van Loben Sels	552 Crescent Lane



*“On the shore of nature’s magic,  
I dreamed summer knew no end.”*



~Angie Weiland-Crosby

**Board of Directors OPEN Session Minutes  
July 16 2022 at 11:00AM**

**1.0 Opening Item**

- a) Roll Call: All Directors present, 4 in person 1 on Zoom
- b) Invocation and Pledge of allegiance
- c) Consideration of late additions to the agenda
- d) Approval of June 25<sup>th</sup> Board Meeting Minutes

**2.0 Manager Report: no report**

a) **Presidents Report: Rick Lang** - Welcoming message “ Let’s focus on how great our community is and celebrate some wins and not only focus on the problems” The Board is committed to being open in our communication. Rick also encouraged everyone to sign up for committees as there is a lot of work to be done. We will continue to accept sign ups thru Labor Day.

b) **Treasurer Report: Kayla Johnson** - Kayla met with our bookkeeper Corrie on Thursday July 14 for the first time, she didn’t have any financials to report at that time. She is looking forward to seeing what they can do for the future. Rick Lang asked if she was planning on giving high level financial summaries in future meetings, her answer was yes

c) **Director at Large: Pat McDonald** - Pat extended her thanks to Kayla for making the “HYBRID” meeting possible.

d) **Vice President: Matt Kannely** - Good to see everybody here and was very excited and hopeful that we can all interact as a community and that we can openly and kindly discuss the issues that we are all facing and move forward with positive and constructive discussion.

e) Pat McDonald announced the Board Liaison’s for each committee:

- |                                    |                                    |
|------------------------------------|------------------------------------|
| Budget Committee: Kayla Johnson    | Building Committee: Verdie Polizzi |
| Bylaw Committee: Verdie Polizzi    | Long Range Planning: Rick Lang     |
| Recreation Committee: Matt Kannely | Staking Committee: Pat Mc Donald   |
| Tree Committee: Matt Kannely       |                                    |

**3.0 Committee Reports:**

a) **Budget Committee: Kayla** - No report

b) **Building Committee: Verdie** – No report

c) **Bylaw Committee: Verdie** – Will be gathering the committee to get started.

d) **Long Range Planning: Rick** - Last year’s committee put in a lot of time and effort to get a very comprehensive set of recommendations and findings to the Board. The plan is to continue on with that next month.

e) **Recreation Committee: Holly Swanson** - Looking forward to working on the Labor Day weekend activities. Volunteers are still needed. See the flyer posted on all of the park bulletin boards for the link to sign up.

f) **Staking Committee: Pat** - Says we need to get started on it there’s a lot to get done. Verdie commented that a previous Board put in to place that any staking that had been done within the past 10 years only a review and reinstatement vs re staking every time an allotment turns over. Pat suggested we take it out of the Bylaws.

g) **Tree Committee: Matt** - The board received a recommendation from the tree committee of a request for the removal of a redwood tree at 383 Hiram. The committee recommended it not be removed but to have an arborist evaluate it. Pat made a motion to deny the removal. Verdie recommended tabling the vote until all directors had a chance to further investigate the request. The board all agreed.

**4.0 Unfinished Business: None**

**5.0 Open Forum**

Cindy Crogan: Redwood tree root systems. When she was park manager she had two separate Arborists state that a redwood tree could have 1/3 of its roots removed and still thrive. She commented that you don’t have to cut down a redwood because its roots are a problem.

Mark Zevanove: Water billing has been unsuccessful in the past 6 years. We need to have a committee and it is not a necessarily metered committee. We are the second largest user of water in the city of Santa Cruz, and suggested we look at all options to reduce our water usage. He recommended that the board take a look at this.

Michelle Green: Tree report. She thanked Rick for pointing out that the Board was voting on a tree request without the knowledge of actually seeing the tree or reading the reports. She mentioned we had trouble in the past of opinions but not knowledgeable voting.

Leigh Wunce: Minutes from our last board meeting were not ready to be read and our corporation's history are in our board minutes. In the past year there have been no executive board minutes and the last open board minutes were in November. Will we catch up with the past minutes? Rick responded "absolutely".

Michelle Green: The past bylaw committee has some concerns do we bring up our concerns to Verdie the Board Liaison so she can bring them to the board in full. Verdie responded "Yes"

Jennifer Nowak: When will new member orientations resume? It was mentioned no chairman has been chosen. Pat said she would like to be the liaison with no response from the board.

Emily Fontana: If we have a concern about trees and power lines on our street who do we call? Kayla answered "PG& E".

Winston Chavoor: Question regarding open balance with the park. How often do statements go out to the statements go out? Kayla answered 30 days after they are late on a payment with the 10% late fee and monthly with interest invoices. The board agreed to look at this process.

Mark Zevanove: Thanked the board for holding the meeting.

Jackie Rundell: Thanked the crew for cleaning up the volleyball area.

#### 6.0 New Business

a) **Legal Update: Verdie Polizzi** - We have four active lawsuits on going. One just finished discovery and two will be doing discovery the following week. She has been working with the attorney 10 plus hours a week to make sure things keep flowing along. Starting depositions on the 4<sup>th</sup> lawsuit.

b) **P & L: Pat McDonald** - Our P&L on April 30<sup>th</sup> which is our end of the year under other income showed we received \$40 for Recreation and \$135 the Almoner's Fund. These items need to be board segregated. Kayla said she discussed this with our bookkeeper during their meeting and she's aware.

**7.0 Adjournment:** Motion to adjourn by Pat, second by Kayla. Meeting adjourned at 12:10

# Upcoming Meetings

THE NEXT

BOARD OF DIRECTORS MEETING

**SATURDAY SEPT 17, 2022 @ 11:00AM**

ZOOM INVITATION WILL BE SENT  
VIA E-BLAST PRIOR TO THIS DATE AND TIME.

## Improvements for Sale by Member

All allotment use privileges, and Membership are subject to the approval of the Board of Directors. **IMPORTANT NOTICE:** The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided.

<b>SECTION 1</b>			
<b>425 Joppa</b>	<b>Elaine Calverley</b> (831)600-6517 ekcalverley@gmail.com	<b>\$290,000</b>	<b>BACK ON THE MARKET</b> Sunny Cottage. Recently upgraded 2bd/1ba with carport, storage, and plenty of parking in the sunniest area in the park is a must see. One level, new flooring, high-end bathroom, and laundry. Furniture, appliances, and electronics included. Close to Hidden Beach. This quiet location is a move-in ready gem. Online virtual home tour: <a href="https://tinyurl.com/425JoppaSt">https://tinyurl.com/425JoppaSt</a>
<b>495 Knight Templar</b>	<b>Laurie Harden</b> Contact: Mark Zevanove, Agent (831) 588-2089	<b>\$535,000</b>	Two houses in one. This is one of the largest homes in the Park. One side a modern home with 2 huge bedrooms, central heating, modern appliances, and skylights. The other side, a rustic home with high ceilings in living room with a loft and separate bedroom. Both sides have their own kitchens and bathrooms. This is an ideal place for a large family. Must see inside to appreciate!
<b>428 Joppa</b>	<b>David Sellery</b> (831)479-4409 david@davidsellery.com	<b>\$550,000</b>	<b>SALE PENDING</b> 3 Bedroom 1.5 Bath. One of the largest, most sought-after properties in Paradise Park. Quiet oasis with expansive terraced gardens and patios. A perfect home for parties or mediation in a gorgeous, sunny natural setting above the river, yet far above the flood zone. Raised knotty pine living room ceiling with fireplace and all new flooring, along with a completely tiled master bath. Plenty of parking and large detached garage- all minutes from downtown Santa Cruz! 1293 Sq. Ft. improvement.
<b>SECTION 2</b>			
<b>265 Keystone</b>	<b>Laverna Wells</b> Johnnyrwells@gmail.com (831)316-7738	<b>250,000</b>	Cozy 2 Bedroom 1 bath cabin nestled in the redwoods across the street from the river. Has outer cabin or storage. Hot tub and golf cart included.
<b>272 Keystone</b>	<b>Pamela Maxwell</b> pamsfgiants@yahoo. Com (530) 545-0911	<b>\$280,000</b>	2 Bedroom,1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring in bathroom and laundry. New driveway. Cozy riverfront cabin in great, sunny location.
<b>282 Keystone</b>	<b>Sara Laskey</b> (831)331-1031	<b>\$210,000</b>	One of the best locations in the park! Cute 2bd/1ba fixer upper. Cabin sits on 2 beach allotments with large private deck overlooking the San Lorenzo River providing one of the best covered bridge views. Updated roof and septic. Selling AS IS.
<b>280 Keystone</b>	<b>Gary Newton</b> Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	<b>\$310,000</b> <b>NEW PRICE</b>	2 Bedroom, 2 Bath. Double lot with sunny southern exposure towards the river with one of the best river views in Paradise Park. Cozy cabin exterior with approx. 1000 sq. ft. Covered double carport and nice deck overlooking the river. Interior is bright and updated and has vaulted ceilings, skylights, deluxe kitchen with granite countertops. Hardwood and stone floors. Appliances, washer/dryer and some furnishings also included. Cabin and yard are in good condition
<b>346 Royal Arch</b>	<b>Bonnie Stone Williams</b> 650-759-3377 bonnie532@yahoo.com	<b>\$495,000</b> <b>PARTIAL FINANCING AVAILABLE</b>	Charming 2 story home with storage galore. Semi open plan for living room, dining room and kitchen. Gorgeous deck, perfect for relaxing or parties. 3 Bedrooms, 2.5 Bathrooms. Attached 2 car garage with additional parking for 3 cars. Laundry room with washer and dryer. Partially furnished, force central heat plus new convection wood stove.
<b>378 Hiram</b>	<b>Veronica Lewis</b> Contact: Allan Melikian, Agent 831-588-4901	<b>\$199,000</b>	Cute, partly sunny yard. Parking, fireplace, and a guest suite with bathroom. Must see. Beautiful wooden ceilings!
<b>328 Royal Arch</b>	<b>Elizabeth Minium</b> Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	<b>\$349,000</b>	This 2 Bedroom 1 Bathroom home features a new roof and gutters. New paint inside and out! New flooring and paint throughout. Large open room with a remodeled kitchen with new cabinetry. The Master bedroom features vaulted ceilings with sky lights. Enjoy a hot bath in the beautiful clawfoot bathtub. Easy access from the carport to the home that is all one level. Come and see this fresh, bright new listing.
<b>351 Crypt Ln.</b>	<b>Susan Brandenburg</b> Contact: Mark Zevanove, Agent 831-588-2089 Mark@oceanstreetrealty.com	<b>\$249,000</b> <b>SALE PENDING</b>	Remodeled in 2009 & features a 4bd/2ba home dispersed between 2bd/1ba main House, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and golf cart. Ask agent about restricted use.
<b>SECTION 3</b>			
<b>220 Keystone</b>	<b>Contact: Allan Melikian, Agent</b> 831-588-4901	<b>\$350,000</b> <b>SOME FINANCING AVAILABLE</b>	Cabin with river view across from the Social Hall parking lot. Approx. 1000 sq ft. 2bd/1.5ba updated cabin. Front entry has wheelchair ramp with two driveway entries. Concrete Septic and wood burning fireplace. Recently updated with new roof, gutters, paint inside and out, new kitchen, refurbished deck, refreshed bathroom, new flooring & window treatments, new main electrical switch, emergency generator and new flooring in garage with new barn door entry.
<b>SECTION 4</b>			
<b>610 Keystone</b>	<b>Gail Marshek</b> (760) 777-1323 Cell (760) 574-6866 gmarshek@dc.rr.com	<b>\$395,000</b>	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. sold Furnished. Large lower level family room with wood burning fireplace and direct access to the deck overlooking sandy beach. Sold As-is. Owner's husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!
<b>654 St Augustine</b>	<b>Bruce Wildenrad</b> (831) 466-9631	<b>\$69,000</b> <b>OBO</b>	<b>NEW LISTING</b> "Rebuild" with a view to die for. One of only two houses with creek and river frontage. 2bd/1ba on two lots. Parking for 2 cars. No flooding in house.
<b>696 St. Johns</b>	<b>Diana Cook</b> Contact: Alan Melikian, Agent (831) 588-4901	<b>\$279,000</b> <b>SOME FINANCING AVAILABLE</b>	The best of both worlds - newly renovated beach house in the forest. This move-in ready 1000 sq. ft. 2 bd/1ba cabin was remodeled in 2020 with all new floors, interior paint, and double pane windows. The allotment sits one street off the San Lorenzo River and is tree-free – so there is no flood hazard AND it gets <b>LOTS of sun all year</b> .  The allotment also has a fully insulated 168sqft separate cottage, AND a 120sqft custom storage shed! The front porch can be used as outdoor living space or as off-street parking. The back yard is fully fenced with a covered flagstone patio, perfect for grilling and chilling year-round! Must see!!

616 St. Augustine	<b>Karyn Ryan</b> (831) 566-7932 Karyncryan2@gmail.com No Agents Please	<b>\$349,000</b> or Highest Bid	Beautiful Japanese Zen retreat approx. 875sqft 1bd/1ba + Unfinished 8X20 room. Large allotment on river, next to bridge, not in the flood zone. Living and dining area has bamboo flooring. Open beam ceilings with double skylights, & windows overlooking the river. Propane fireplace insert will heat 1100 sq. ft. Hand carved stone flooring in the hallway, bath & kitchen. Bath has a 2-person jacuzzi with skylight. Separate stone tiled shower & washer dryer. Kitchen has granite counters & modern appliances. Bedroom windows also overlook the river. Handcrafted wood shoji doors and window coverings throughout.
<b>SECTION 6</b>			
102 Keystone	<b>Sarah Jones</b> Contact: Mark Zevanove, Agent 831-588-0089	<b>\$499,000</b> SALE PENDING	The Past "Grand Master's house". This plan has it all. Large rooms, all on one level. Large modern kitchen with dishwasher, stove/oven, and refrigerator. Large Livingroom with a brick fireplace. Two car garage with a work bench. All located across the street from Triangle Park, providing easy ingress and egress. This is a must see on your list.
127 Keystone	<b>Jennifer Kato</b> (209) 765-7984 jjkato@comcast.net	<b>350,000</b>	Beautiful 2 story home with 2 bedrooms and 1 extra room that can be used as a bedroom/playroom/office. Open floor concept upstairs with a beautiful fireplace. This house is a home! Sold as is
109 Keystone	<b>Julie Bast</b> 831-334-0334	<b>\$26,500</b>	Beautiful, nice sized empty parcel which fronts on Keystone Way in Section 6 See Santa Cruz County APN # 06130120- Characteristics (Santa cruz.ca) Construction of residence with water use and wastewater discharge probably not allowed due to Santa Cruz County's long-standing restrictions on new septic systems permits and installations in San Lorenzo River basin. Installation of garage and or storage units(S) subject to Satna Cruz County building codes and permitting requirements, as well as PPMC Membership and other applicable PPMC requirements.
227 Acacia Lane	<b>Laurie Crogan</b> Contact: Gaby Geise (83)1-295-9176	<b>\$599,000</b>	Rare original 1940's 2Bd/2Ba home. Painstakingly restored with materials/décor hunted and preserved, repurposed marble, antiques, custom hand cut linoleum floors. Forced air heat, on demand H2O, dishwasher and 1500-gal cement septic. NEVER FLOODED. Large living room opens to kitchen, perfect for cozy family evenings. French windows throughout out, open to a private classic garden with fountain below. Separate space downstairs off secluded garden, full bathroom. Includes W/D storage room, hand poured Granada floor tiles, redwood walls and French armoire. Surrounded by towering redwoods, San Lorenzo River, downtown offering farm to table style dining, historic exploring, and many outdoor sports.
139 St. Alban	<b>Michael DeVore/DeVore Estate</b> Contact: Mark Zevanove, Agent (831) 588-2089	<b>\$299,000</b>	Huge potential, lots of Possibilities here with a 7500 Sq. Ft. allotment.3 Bedrooms, 2 Bath approx. 1700 Sq. Ft. improvement. Garage and carport. 2 Fireplaces. Come and see and let this be your blank canvass.
144 St. Alban	<b>Lauren Pottinger</b> (925)785-6433 mikepottinger@aol.com	<b>\$249,000</b>	2 Bedroom, 1 Bath cozy cottage. Detached garage. Parking. Front Patio, semi enclosed backyard. Dining, living room with fireplace. Sky lights. Recent roof well maintained. Call for more information and/or photos.
191 St. Bernard	<b>Jennifer Hostetler Arthur</b> (831) 251-6782 Jen.d.arthur@gmail.com	<b>\$449,000</b>	Nestled in the warm heart of the 'Riviera' of the park, lies a sunny 3 Bedroom, 2 Bath, 1450 square foot, two-story home. Sit on the ample back porch overlooking the river and enjoy the majesty of nature. Newly updated, modern and move-in ready. Stylish kitchen and dining area full of natural light all day long. High vaulted ceiling in the freshly painted living room with elegant ceiling fan. Garden with fruit trees out the back and loads of potential for your own kitchen garden. Each large bedroom has built in closets and beautiful laminate flooring throughout the home. Bonus 1450 sq. ft. basement includes 2 car garage, workshop, two large rooms with separate entrance, ½ bath and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise!



# Mark Zevanove Presents 6 Paradise Park Properties

**(831) 588-2089 Mark@oceanstreetrealty.com**



DRE# 00662936



**GREAT VALUE!** Cozy 2 bedroom 1 bath cabin nestled in the redwoods across the street from the river. Has outer cabin for storage. Hot tub and golf cart included in sale. From this location you can watch the world go by.

A super value at **\$250,000**

Remodeled 2 Bedroom 1 Bath approx. 1000 sq.ft. Improvement. This home features new roof & gutters. New paint inside & out. Large open room with a remodeled kitchen with new cabinetry. The master bedroom has vaulted ceilings and skylights. Enjoy a hot bath in the beautiful clawfoot bathtub. Easy access from carport to the home. Come see this fresh & bright new listing!

**\$349,000**



Huge potential with lots of possibilities here (@7500 sq.ft. allotment). 3 Bedrooms 2 Bathrooms approx. approx. 1700 sq.ft. improvement with garage & carport. 2 fireplaces. Come and see and let this be your blank canvas.

**\$299,000**

**This takes Mark's total sales to over 70 in the Park. Generating more than \$300,000 in Park initiation fees for the P.P.M.C.**

## Mark Zevanove Presents



2 bedroom, 2 bath approx. 1380 sq.ft. improvement. *"The Past Grand Masters House"* This place has it all. Large generous rooms all on 1 level. Large modern kitchen with dishwasher, stove, & refrigerator. Huge living room with beautiful brick fireplace. 2 car garage with work bench. All located across the street from triangle park. Providing easy ingress & egress. This is a must see.

**\$499,000**

Secluded compound overlooking the picnic grounds! Remodeled in 2009 & features a 4bd/2ba home dispersed between 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1 bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit & fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask Agent about restricted use.

**\$249,000**



**SALE PENDING**



**PENDING**

2 Houses in one. One of the largest homes in Paradise Park. 1 side a modern home with 2 huge bedrooms, central heating, modern appliances & skylights. The other side a rustic home with high ceilings in living room with loft & separate bedroom. Both sides have their own kitchen & baths. 2 car garage. Over 3200 sq.ft of improvements.

**\$535,000**



**(831) 588-2089**

**Mark@oceanstreetrealty.com**



# FALL

Y B F R L O H P I E K M  
N U T S A J X C Y W Q E  
H P O V G K D I O Z E B  
S M A Z E W E L F R C J  
R G K P D A L B T H N U  
L E C I Q E P F W O S M  
E T D L Y R G P J X A P  
A C W E B H L E L N G W  
F S O J P L M A D E O T  
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U A W F L G E S C Y Z D  
P Y I B E M T J O W L K



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|-------|------|-------|--------|
| apple | hay  | oak   | rake   |
| cool  | jump | owl   | red    |
| corn  | leaf | pears | tree   |
| crow  | maze | pie   | web    |
| fall  | nuts | pile  | yellow |

